

For Sale

Owner User

±7,568 SF Single Tenant Retail Show
Room Space

±10,458 SF Mixed-Use Residential
Development Opportunity



280 El Camino Real
San Carlos, California



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**All property showings are by appointment only.
Please consult a listing agent for more details.**



Property Overview



| | |
|-------------------|---|
| Address | 280 El Camino Real San Carlos, CA |
| Building Size | ±7,568 SF |
| Lot Area | ±10,458 SF |
| Parcel Number | 050-053-100 |
| Year Built | 1962 |
| Zoning | Mixed-Use Neighbor- hood, 120 du/ac (MU-N- 120) |
| Number of Tenants | 1 |
| Parking Stalls | 14 |
| Sale Price | \$4,500,000 |

Investment Highlights



Owner Occupier or Investor Highlights

- Limited availability El Camino Real freestanding floor to ceiling window retail frontage
- High exposure corner lot with +/- 25,000 vehicles per day along El Camino Real
- Close proximity to downtown San Carlos and Caltrain Station
- Wide range of permitted commercial uses and adaptive reuses including daycare, recreation, etc.
- Ideal for an owner user or leasehold value add investment

Development Highlights

- Upzoning allowing 28 units (120 units per net acre) for a boutique standalone development opportunity
- Critical “hard corner” lot in a potential larger land assembly
- Investor value add play to entitle with an appraised residual land value significantly above listing price

Gallery: Exterior and Loading Area

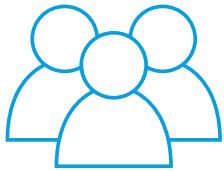


Gallery: Interior



Demographics

Within a 3 mile radius of 280 El Camino Real, the median household income, which is above average versus other similar ranges within San Mateo county, translates into a corresponding above average median home value and consumer spending.



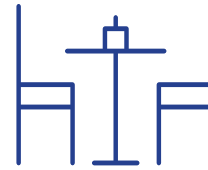
148,228

Current total
population



\$202,307

Current median
HH income



\$9,856

Annual HH spending
on eating out



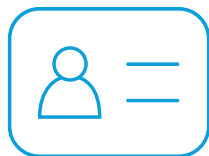
\$5,693

Annual HH spending
on apparel & services



160,546

Daytime
population



40.2

Median
age



\$1,897,524

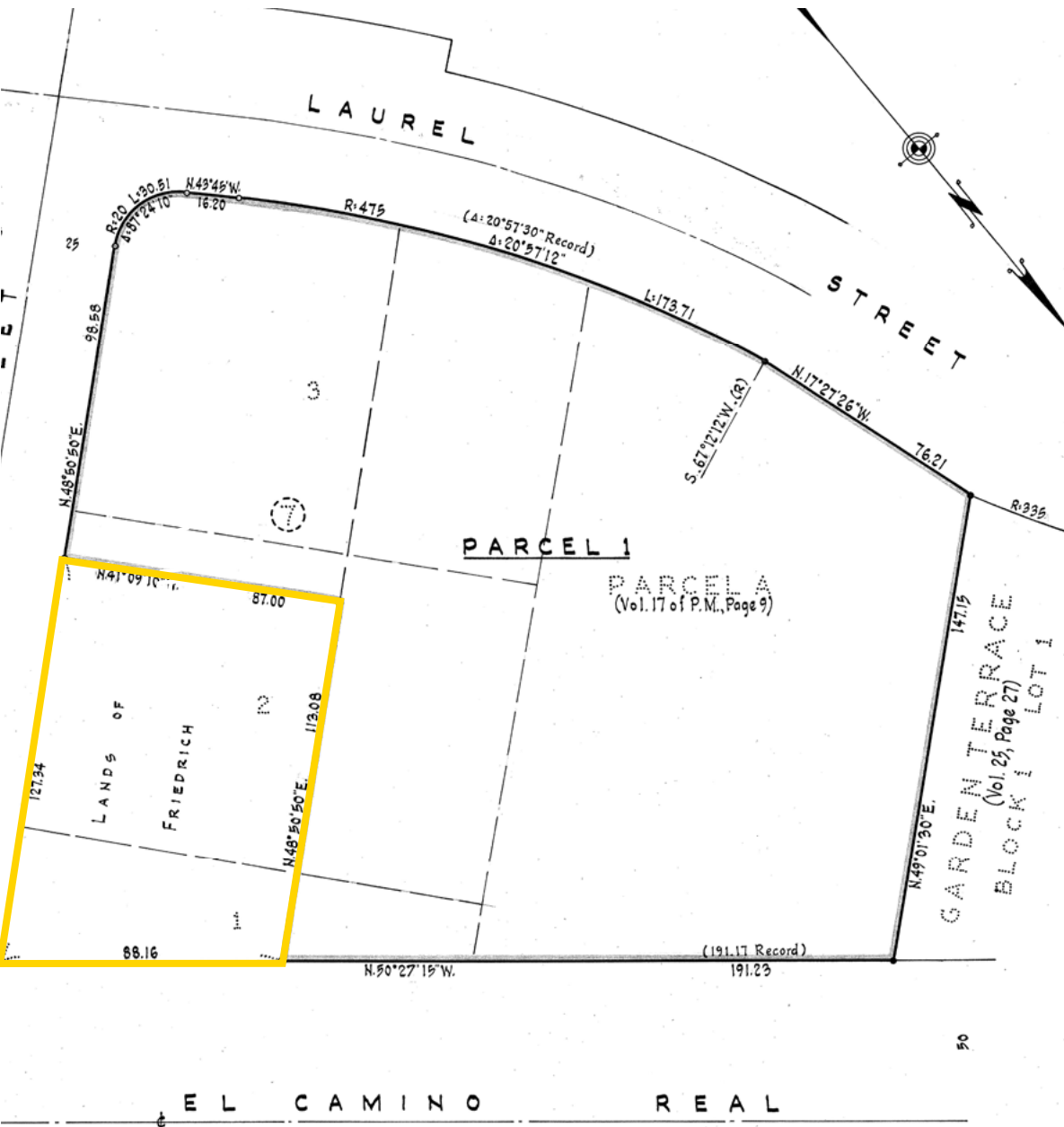
Median home
value



6,717

Total
businesses

Site Plan



Sale Comparables



1402-1408 El Camino Real Redwood City, CA 94063

SF ±9,583 SF

PPSF \$575.28

Sale Price \$3,500,000

Sale Date 5/17/2023



710-714 S B St San Mateo, CA 94401

SF ±8,712 SF

PPSF \$779.87

Sale Price \$6,200,000

Sale Date 1/5/2024



1129 Old County Rd San Carlos, CA 94070

SF ±29,185 SF

PPSF \$575.47 SF

Sale Price \$3,050,000

Sale Date 10/24/2023



100 El Camino Real Belmont, CA 94002

SF ±16,553 SF

PPSF \$486.84

Sale Price \$9,250,000

Sale Date 12/22/2023



1600 El Camino Real San Carlos, CA 94070

SF ±5,663 SF

PPSF \$576.98

Sale Price \$3,800,000

Sale Date 4/1/2024



1661 Broadway St Redwood City, CA 94063

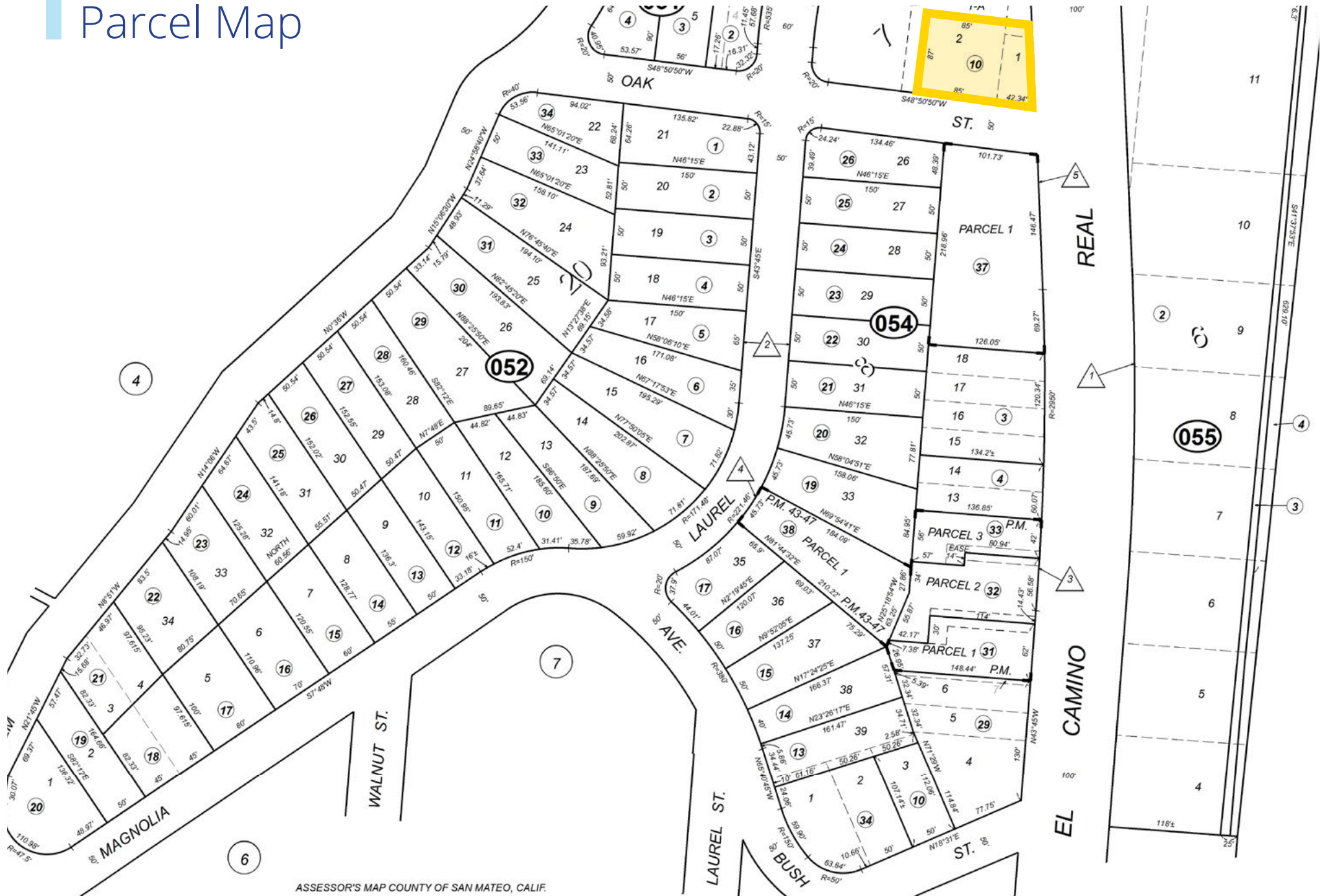
SF ±10,019 SF

PPSF \$566.67

Sale Price \$3,400,000

Sale Date 12/22/2020

Parcel Map



Aerial Map



San Carlos Amenities



Food & Restaurants

- Town Restaurant
- Noelani's Island Grill
- Blue Line Pizza
- Rustic House Oyster Bar & Grill
- Mediterranean Delite
- Amazing Wok
- Johnston's Saltbox
- Izzy's
- Chick-fil-A
- In-n-Out

Bars & Nightlife

- Ale Arsenal
- Molly O's
- Faith & Spirits
- The Office
- Domenico Winery
- Nighthawk
- Orchid Room
- The Refuge

Grocery & Retail

- Trader Joe's
- Lucky
- Whole Foods
- San Carlos Marketplace
- Bianchini's Market
- Grocery Outlet
- 7-Eleven
- Walgreens

Hotels

- Hyatt Place
- Courtyard Redwood City
- Best Western Inn
- Extended Stay America
- LiA Hotel
- Residence Inn
- Fairfield Inn & Suites
- Holiday Inn

San Carlos Profile

San Carlos is located in San Mateo County on the San Francisco Peninsula, nestled between Belmont to the north and Redwood City to the south. It spans approximately 5.4 square miles and is entirely urban, with no rural areas. The city enjoys a mild Mediterranean climate and is known for its scenic hills, tree-lined streets, and proximity to the San Francisco Bay.

San Carlos, also known as the “City of Good Living”, is a small city with a quaint downtown scene that revolves around Laurel Street and El Camino Real. Boutique restaurants and shops owned by local residents occupy most of the spaces, which creates a wider variety of restaurants aside from the usual fast-food and coffee chains, featuring cuisines from around the world. Laurel Street has been transformed into a pedestrian zone dedicated to alfresco dining, which has spurred its diversity in eateries. On Sunday mornings during the summer, Laurel street is also home to a weekly farmer’s market.

Boutique shops and services in downtown San Carlos not only provide for the residents’ essential needs but also a means to support local businesses. Some shops and buildings even date back to the early 1900s, serving as monuments of San Carlos’s rich culture and history. Places like the Reading Bug Bookstore, Diddam’s Toystore, The Clocktower Music, Bow-Wow Meow, Sarrtori Apparel, Footwear Inc., are all locally-owned shops and hold a lot of good memories from the people in San Carlos.

San Carlos is home to the San Carlos History Museum, dedicated to the display of the history of the town from early Native American history, which dates back to prior to 1769 on record. The Hiller Aviation Museum, a museum specializing in helicopter and aviation history, is another offering interactive exhibits and more than forty aircraft including a replica of the first aircraft to fly, a spy drone with a 200-foot wingspan, and the nose section of a Boeing 747.

Every May, the town hosts the “Hometown Days” carnival in Burton Park, the city’s largest park. In October, the Chamber of Commerce hosts the San Carlos “Art & Wine Faire”, with the event now in it’s 35th year of being held.

Within San Carlos today is a population of 31,407 people residing in 11,845 households, with an average household size of 2.65 persons. Of those households, the average household income was reported at \$328,290. The top employers within San Carlos include Natera, Check Point Software Technologies, Delta Star and ChemoCentryx, Inc.

San Carlos is served by four elementary schools, two upper elementary schools and three middle schools, with the schools in San Carlos among the highest-ranking in the state; 38.7% of its residents hold a graduate or professional degree.



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Listing Agents:



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